

Pitzer Ranch, Foreman's Residence
926 East Base Line Road
City of Claremont
Los Angeles County
California

HABS No. CA-2267-D

HABS
CAL,
19-CLAMD,
1-D-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service, Western Region
Department of the Interior
San Francisco, California 94102

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
HISTORIC AMERICAN BUILDINGS SURVEY
ARCHITECTURAL DATA FORM

HABS
CAL,
19-CLAMD,
1-D-

STATE California	COUNTY Los Angeles	TOWN OR VICINITY City of Claremont
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) Pitzer Ranch, Foreman's Residence		HABS NO. CA-2267-D
SECONDARY OR COMMON NAMES OF STRUCTURE		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 926 East Base Line Road, City of Claremont, Los Angeles County, California		
DATE OF CONSTRUCTION (INCLUDE SOURCE) Circa 1915 (Historic Resources Inventory Form)	ARCHITECT(S) (INCLUDE SOURCE) Not known.	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) Refer to Supplemental Page		
STYLE (IF APPROPRIATE) California Bungalow		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Walls: Uncut native fieldstone and mortar, wood siding Roof: wood shingles and asphalt shingles Foundation: Fieldstone, mortar, and concrete.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Refer to Floor Plans.		
EXTERIOR FEATURES OF NOTE Refer to Supplemental Page.		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) Refer to Floor Plans.		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES The fireplace on the first floor, east wall has been removed. Possibly in the 1930s or 1940s. On the second floor, a closet has been added by enclosing part of the bedroom on the northwest corner (Circa 1930s).		
PRESENT CONDITION AND USE Fair; vacant.		
OTHER INFORMATION AS APPROPRIATE The Pitzer Ranch Complex HABS recordation was a mitigation measure for the Base Line Road/Padua Avenue Environmental Assessment to allow for the widening and improvement of Padua Avenue.		
SOURCES OF INFORMATION (INCLUDING LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Refer to Narrative Report.		
COMPILER, AFFILIATION Dana C. Privitt, Sanchez Talarico Associates, Inc.		DATE August 17, 1987

PITZER RANCH, FOREMAN'S RESIDENCE

SIGNIFICANCE

The Foreman's residence is part of the Pitzer Ranch Complex consisting of the water tower, shed, stone barn, concrete reservoir, and secondary house on Padua Avenue and the Pitzer House, stone garage, and stone wall on Towne Avenue. The Pitzer Ranch Complex is eligible for listing on the National Register of Historic Places. The original owner of the land and some of the structures was James Becket. Becket owned most of the water rights in the area (The Consolidated Water Company) and orchards throughout the area. Water rights were claimed on a first-come-first-served basis.

Lee Pitzer married James Becket's daughter on January 1, 1901 and subsequently took ownership of the property and structures of the Pitzer Ranch Complex on Padua Avenue in approximately 1910. Lee Pitzer expanded the development of citrus orchards in the area. Pitzer was the first to grow lemons along Base Line Road. Lee Pitzer was the brother of Russell Pitzer, founder of Pitzer College in Claremont, California.

The residence was constructed in approximately 1915. It was built for use by the foreman who would oversee the Pitzer family citrus groves. Mr. Pete Zosso was a long-term renter of the house. The residence remained under the ownership of the Pitzer family from the 1910s until the mid-1980s.

The Foreman's residence is most significant for its relationship to the Pitzer family and their role in the establishment and development of citrus groves and educational facilities in the City of Claremont. The residence is a Craftsman bungalow two-story structure of uncut native fieldstone and clapboard siding. The residence is a good example of early farm houses from the 1910s.

INTERIOR FEATURES OF NOTE

The Foreman's residence is a two-story California Bungalow structure. It is constructed of uncut native fieldstone, mortar, cement, brick, and wood. The exterior first-floor walls are of native fieldstone. The second floor is constructed of wood clapboard siding over a wood frame.

Persons enter the residence through a large screened-in front porch. Elephantine fieldstone columns support the front porch. The porch roof is a low-pitch gable roof with a wide, unenclosed eave overhang. The back porch is an uncovered concrete stoop with concrete steps on a fieldstone foundation with metal pipe railing.

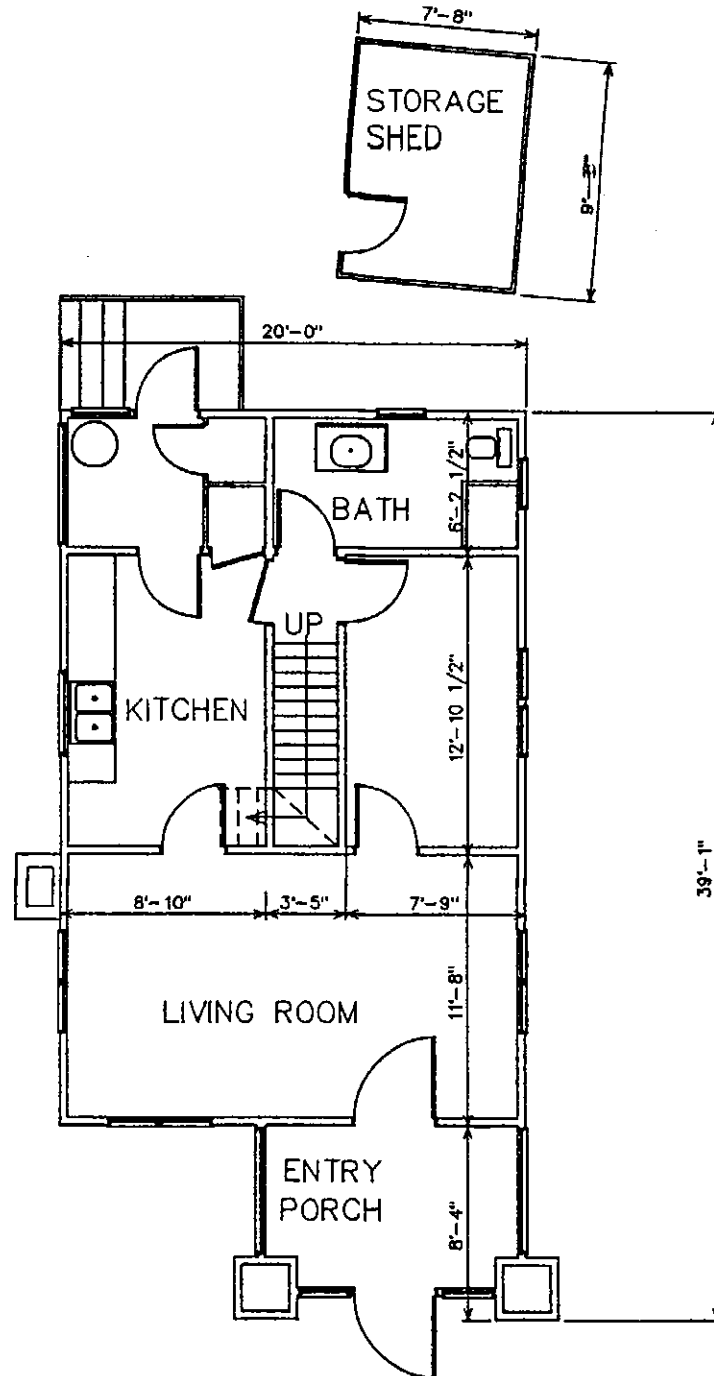
The first floor has wood frame Bungalow-style windows with wood sills and mullions and fieldstone lintels. The window sills for the front porch have concrete sills. The front door is an eight-pane panel door. The rear door is a simple wood door with a screened door to the exterior.

The Foreman's residence has three intersecting low-pitched gable shingle roofs. The first floor roof is like the porch roof in that it has wide overhang with exposed roof rafters. The second story roof is the same as the porch and first floor roof.

Features of note on the first level include the use of native fieldstone, the large front porch, and the chimney. The brick chimney is sheathed in fieldstone on the first level. It is situated on the eastern facade inside the residence. The fireplace opening has been enclosed for the possible use of a stove or furnace.

The second floor walls are clapboard wood siding over a wood frame. Ribbon, wood casement windows (three contiguous windows) are located on the four facades. The second story on the residence is smaller in floor plan than the first level and sets approximately equidistant from the front and rear first level facades.

An associated storage shed is located to the rear of the Foreman's residence. The shed is a one story structure with a half-gable roof. The walls are constructed of wood lapped board horizontal siding with a simple wood door on the northeast side, northern corner of the shed. The roof is constructed of corrugated metal over roof.



Source: Sanchez Talarico Associates, Inc.

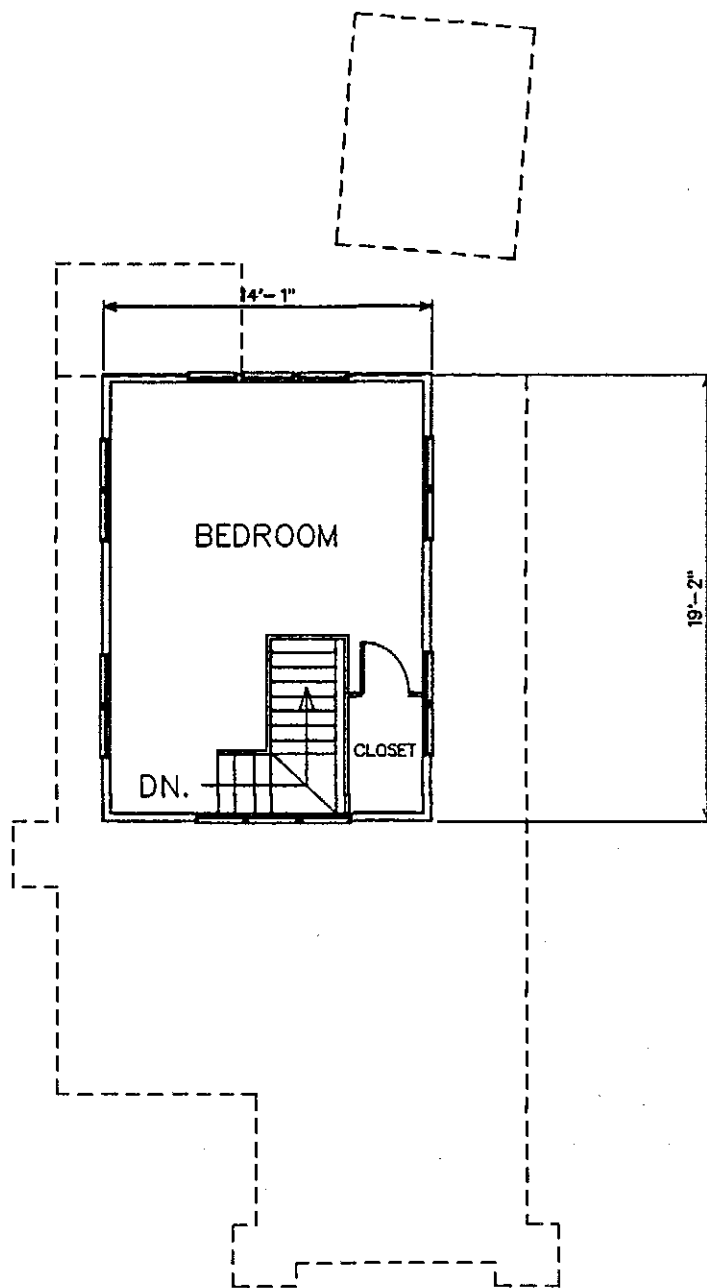
PITZER RESIDENCE 1ST FLOOR FLOOR PLAN

PITZER RANCH COMPLEX
HISTORIC AMERICAN BUILDINGS SURVEY
City of Claremont

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associates



Exhibit 4



Source: Sanchez Talarico Associates, Inc.

PITZER RESIDENCE 2ND FLOOR FLOOR PLAN

PITZER RANCH COMPLEX
HISTORIC AMERICAN BUILDINGS SURVEY
City of Claremont

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Exhibit 5